

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

March 13, 2014

AGENDA DATE:

March 19, 2014

PROJECT ADDRESS: 1323 Cliff Drive (MST2013-00500)

TO:

Susan Reardon, Senior Planner, Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Danny Kato, Senior Planner TV

Suzanne Riegle, Associate Planner ()

I. **PROJECT DESCRIPTION**

The 6,607 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,383 square foot, one-story, single-family residence, including an attached, two-car garage. The proposal includes demolition of 612 square feet, construction of 408 square feet of one-story additions, a 580 square foot second floor, and a 300 square foot second floor deck. The project will also include a major façade and interior remodel, and will address violations identified within Zoning Information Report ZIR2013-00260. The proposal will result in a 2,390 square foot, two-story residence with an attached two-car garage and is 84% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

- 1. An Interior Setback Modification to allow alterations, including an increase in roof height, to the existing residence within the required six-foot interior setback to the east (SBMC § 28.15.060 and SBMC § 28.92.110); and
- 2. An Interior Setback Modification to allow alterations, including an increase in roof height, to the existing residence within the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 2/18/14

Date Action Required: 5/19/14

II. **RECOMMENDATION**

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

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III. <u>SITE INFORMATION AND PROJECT STATISTICS</u>

A. SITE INFORMATION

Applicant: Dylan Chappell,

Architect

Property Owner: Susan Aumack

Parcel Number: 045-041-007 Lot Area: 6,607 s.f. General Plan: Residential Zoning: E-3/SD-2

Existing Use: Residential Topography: 10% est. avg. slope

B. PROJECT STATISTICS

Existing Proposed

Living Area 1,017 s.f. -599+440 +580= 2,037s.f.

Garage 366 s.f. -13 = 353 s.f.

C. PROPOSED LOT AREA COVERAGE

Building: 1,950 s.f. 30% Hardscape: 1,238 s.f. 19% Landscape: 3,419 s.f. 52%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.43 Proposed FAR: 0.36 = 84% of Max. Allowed FAR

IV. <u>DISCUSSION</u>

The proposed project involves first and second floor additions and a major façade remodel. The existing residence is legal nonconforming to required six-foot interior setbacks to the east and west. The applicant is requesting two Interior Setback Modifications to allow an increase in roof height created by the change in architectural style and associated roofing material. The roof at the eastern elevation is proposed as a flat roof, and the eave will be raised approximately three feet above the existing roof eave. The roof at the western elevation above the garage is proposed to change the roof orientation to a gable roof that will result in an increase in height of approximately 3.25 feet. In both locations (east and west) the requested alteration within the required six-foot interior setback will not result in additional floor area and the change is not anticipated to adversely impact the adjacent neighbors. Staff supports both of the Interior Setback Modification requests as proposed.

The retention of the eastern and western walls is a significant factor in Staff's support of the requested Modifications; therefore, we requested a demolition plan to verify that the existing garage and the south elevation walls would not be completely demolished as part of this project. Since a complete demolition of the affected walls would allow for a project design that meets the setback requirements, Staff recommends a condition that the Modifications become null and void if additional demolition, beyond that shown on approved plans, is completed in the field.

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The proposed project was reviewed by the Single Family Design Board on December 16, 2013, January 27, 2014, and February 10, 2014. At the February hearing, the SFDB found that the proposed Interior Setback Modifications were aesthetically appropriate and do not pose consistency issues with appearance, compatibility, quality architecture, and materials. The Board was supportive of the flat roof design option, and requested that the applicant study increasing the height of the first story roof for better proportions between the first and second stories. In response to the Board's comments, the architect revised the drawings to show the first floor roof being raised.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Interior Setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations to the single family residence within the required six-foot interior setbacks, including the increase in the roof height due to a change in the architectural style from 10 to 13 feet on the east elevation and 10 feet to 13.25' on the west elevation, are appropriate because the proposed alterations do not add floor area in the setback and the increased height is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

- 1. Prior to Final SFDB approval the project must show Tier 2 Compliance with the City's Storm Water Management Program.
- 2. If the building is demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and the applicant and/or property owner shall contact Planning Division Staff for a determination on whether one, or both, interior setback Modifications are still valid.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated
- C. Single Family Design Board Minutes

Contact/Case Planner: Suzanne Riegle, Associate Planner

(SRiegle@SantaBarbaraCA.gov)

630 Garden Street, Santa Barbara, CA 93101

Phone: (805) 564-5470 x2687

Dylan Chappell 550 Maple St. Unit A Carpinteria, CA 93013 805-852-1677

Aumack Residence

February 14, 2014

Re: Modification Request for 1323 Cliff Drive; APN: 045-041-07; E-3

Dear Staff Hearing Officer:

There is and existing house (1017 sq. ft.), with an attached 2 car garage (366 sq. ft.) on the property. The house and garage currently encroach into the interior setback one foot on the easterly and westerly side of the property. The building has a building permit according to the City building files. The proposal is an addition of 408 sq. ft. on the ground floor and 580 sq. ft. on the second floor with a deck of 390 sq. ft. All the new walls and addition comply with the current setback regulations.

The modification being requested is to allow the existing walls that are currently encroaching to remain where they are, and for an Interior Setback Modification to alterations to the existing residence including an increase in roof height within the required six-foot interior setback to the east.

Interior Setback Modification to alterations to the existing residence including an increase in roof height within the required six-foot interior setback to the west.

The main benefits of being able to alter the two walls that encroach in the setback are: that it allows the front bedrooms to remain on the same side of the existing residence; keeps the garage and driveway in the existing location; allows for the home to have a uniformed design; allows for the exterior materials to be uniformed on all sides of the building; and keeps a flat roof pitch on both levels reducing the overall size, bulk and scale of the residence.

Respectfully, Dylan Chappell, Architect LIC# 32913

In Chapel

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CITY OF SANTA BARBARA PLANNING DIVISION



DESIGN REVIEW ACTIVITIES SUMMARY

1323 CLIFF DR (MST2013-00500)

R-SFR

Proposal for a complete interior and façade remodel, a partial demolition, and one- and two-story additions to an existing, 1,383 square foot, one-story, single-family residence, including an attached, two-car garage. The proposal includes 612 square feet of demolition, a total of 408 square feet of one-story additions, and a new 580 square foot two-story addition, resulting in a 2,390 square foot, two-story, single-family residence, including the attached, two-car garage. The proposal includes an approximate 300 square foot second level deck. The proposed total of 2,390 square feet, located on a 6,607 square foot lot, is 84% of the required floor-to-lot area ratio (FAR). The project will address violations identified within Zoning Information Report ZIR2013-00260. The project includes Staff Hearing Officer review for requested zoning modifications.

Status: Pending DISP Date 3

SFDB-Concept Review (New) - PH

CONT

12/16/13

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 4:55 p.m.

Present: Dylan Chappell, Architect;

Zack Hansen, Designer.

Public comment opened at 5:04 p.m.

- 1) Todd Davies, neighbor, 1320 Cliff Dr, expressed concerns regarding obstructed views and neighborhood compatibility.
- 2) Gwen Hildred, neighbor; 1327 San Rafael, expressed concerns regarding obstructed views, outdoor lighting, plate heights, deck square footage, drainage, and neighborhood compatibility.

A letter of expressed concern from Ruth Sack regarding deck size, privacy, and neighborhood compatibility was acknowledged and a letter of expressed concern from Paula Westbury was received.

Public comment closed at 5:10 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the roof shape; consider a design that includes some sloped roof areas.
- 2) Label plate, roof, and parapet heights on all elevations.
- 3) Study lowering the roof height of the second floor.
- 4) Study the mass on the street elevation to be more horizontal.
- 5) Provide building sections through the house and site to understand the relationship to the sidewalk on Cliff Drive and to the bottom of the property.
- 6) Speak to the immediate adjacent neighbors, specifically the neighbor across the street.
- 7) Study the shape and the location of the second floor in relation to the front elevation and the adjacent properties.
- 8) Provide photographs from across the street.
- 9) A majority of the Board is supportive of the contemporary design.

Action: Sweeney/Zimmerman, 4/2/0. Motion carried. (Bernstein/Miller opposed, Pierce absent).

SFDB-Concept Review (Cont.)

CONT

01/27/14

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on December 16, 2013.)

EXHIBIT C

Actual time: 4:02 p.m.

Present: Dillon Chappell, Architect.

Public comment opened at 4:14 p.m.

- 1) Todd Davies, neighbor, 1320 Cliff Dr., expressed concerns regarding neighborhood compatibility of a second story.
- 2) Gwen Hildred, neighbor, 1327 San Rafael, expressed concerns regarding the size of the upstairs deck and would like to request south facing topographical plans.
- 3) Ruth Sack, neighbor, 1317 Cliff Dr., expressed concerns regarding privacy and light.

Public comment closed at 4:24 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the redesign of the house and finds the design is more sympathetic to the adjacent houses.
- 2) Study the material/textures on the north elevation of the garage.
- 3) Study elimination of the stone on the west elevation.
- 4) The Board is supportive of the upstairs deck size; it conforms with the 15-foot setback guideline requirements.
- 5) Provide a landscape plan.
- 6) Provide a color and materials board.
- 7) The Board encourages the applicant to contact the immediate neighbors.
- 8) Study lowering the roof pitch.
- 9) Study the overall roof shapes and consider a flat roof solution on the second floor.

Action: Miller/Bernstein, 6/0/0. Motion carried. (Zimmerman absent).

SFDB-Concept Review (Cont.)

CONT

02/10/14

(Third concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on January 27, 2014.)

Actual time: 3:47 p.m.

Present: Dylan Chappell, Architect; Susan Aumack, Owner; Suzanne Riegle, Planning Division

Public comment opened at 4:01 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members request story poles? 3/4/0 (failed).

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:

1) The modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with appearance, compatibility, quality architecture and materials.

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- 2) The Board is supportive of the flat roof design option.
- 3) Study raising the first story roof for better proportions between the first and second stories.
- 4) Provide a landscape plan, possibly with trees, to soften the height and the contemporary look of the design.

Action: Woolery/Pierce, 6/1/0. Motion carried. (Bernstein opposed).